

RENTON LIBRARY AT LIBERTY PARK



TODAY'S GOALS

- Review Schematic Design:
(15,400 GSF & within project budget)
- Feedback from Public Process
- Proposed Design Update
- Questions to Council



FEEDBACK FROM PUBLIC PROCESS

- Ongoing Library Open House meetings
- City Council Retreat 3/6
- Public Meeting 3/26

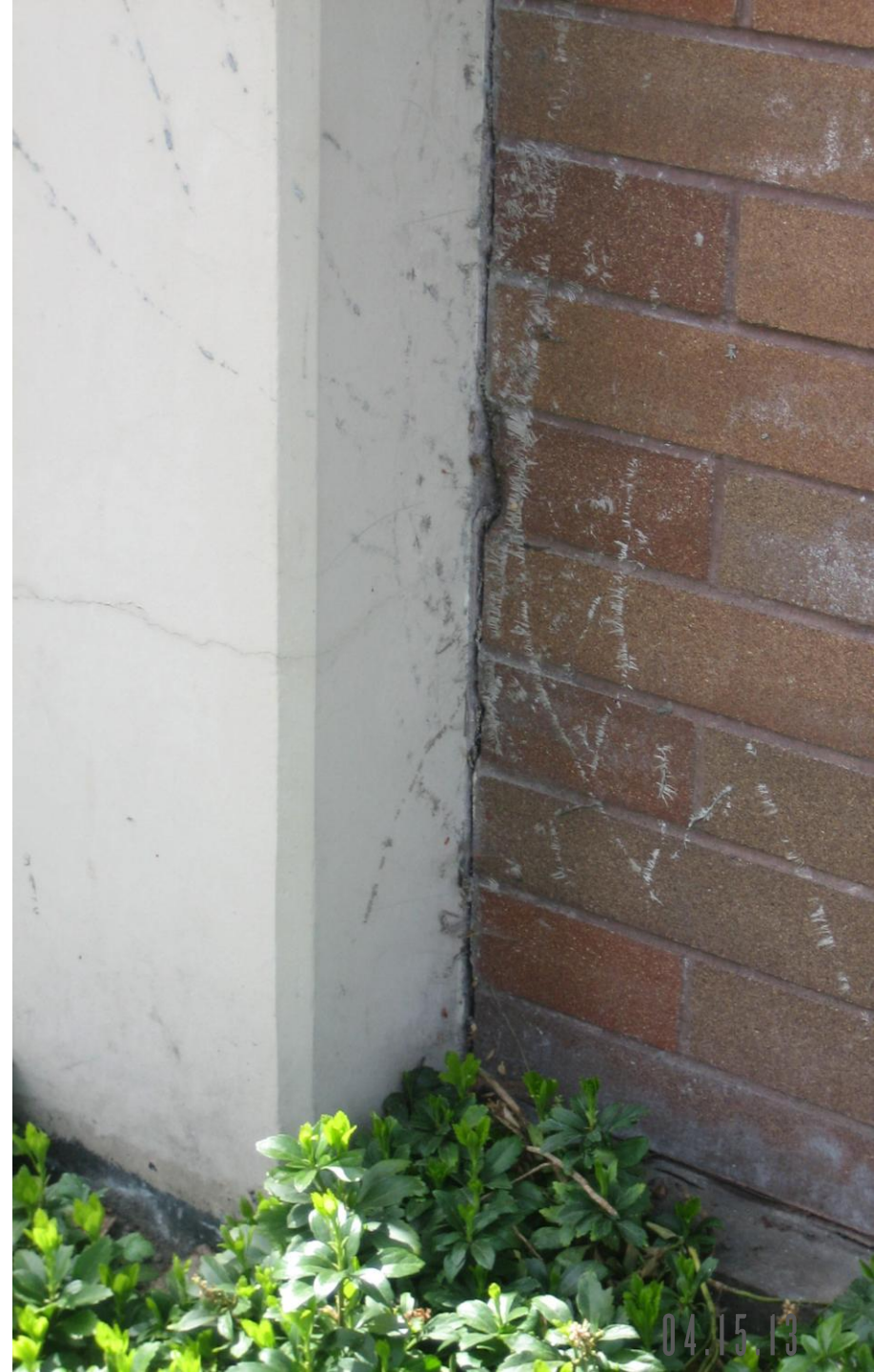
FEEDBACK FROM PUBLIC PROCESS

- Building size
- Proposed entry location
- Natural Light
- Connection to Cedar River
- Library for future generations
- Bring the building up to current codes

BACKGROUND ON 15,400 GSF BUILDING DESIGN...

STATE OF EXISTING BUILDING (structure)

CITY COUNCIL MEETING



04.15.13

STATE OF EXISTING BUILDING (structure)

CITY COUNCIL MEETING



Q4.15.13

STATE OF EXISTING BUILDING (envelope)



STATE OF EXISTING BUILDING

(cold attic)



05/02/2012

STATE OF EXISTING BUILDING

(water main)



05/02/2012

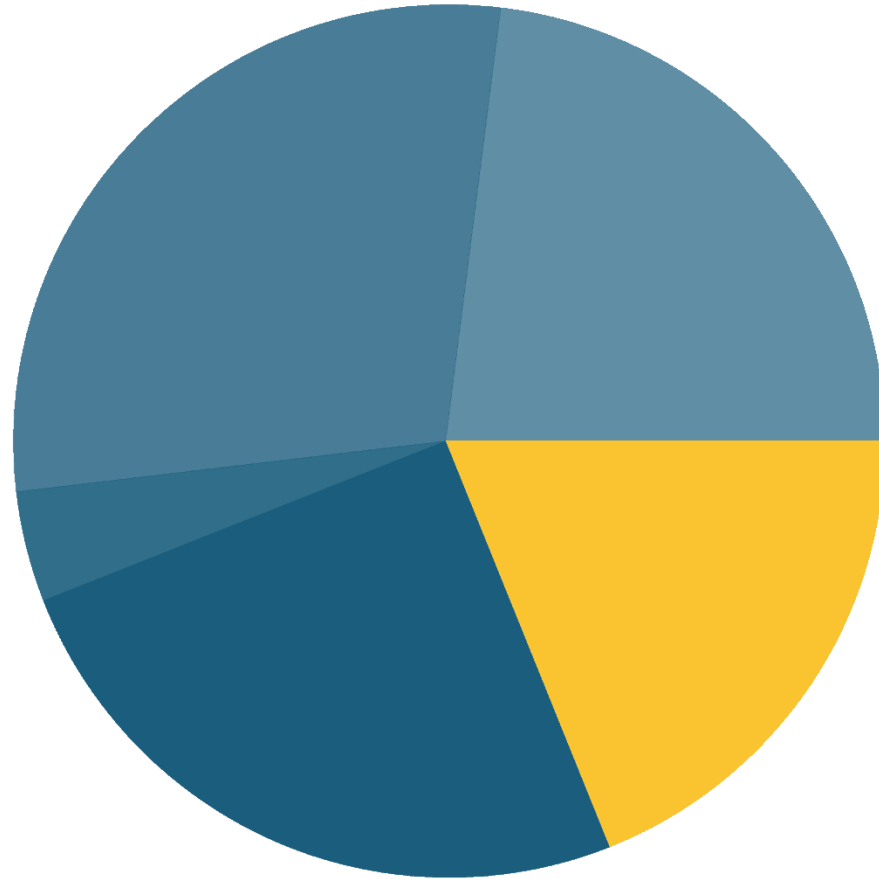
STATE OF EXISTING BUILDING (mechanical system)



STATE OF EXISTING BUILDING (electrical system)



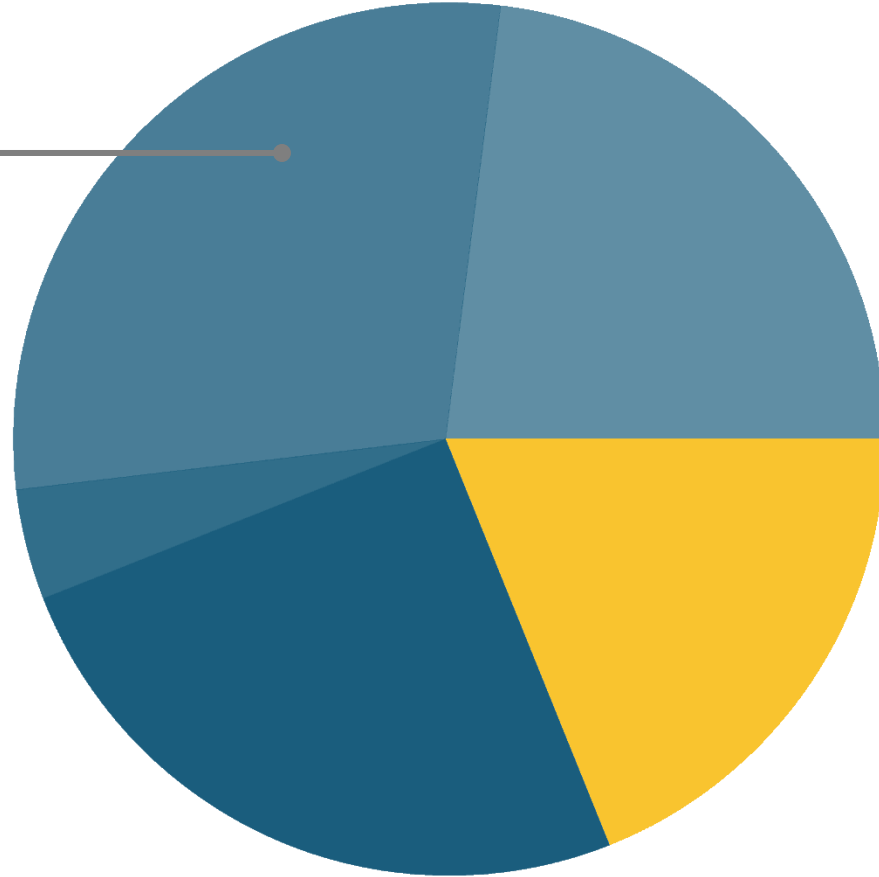
BUDGET ANALYSIS



BUDGET ANALYSIS

29%

BUILDING ENVELOPE UPGRADES



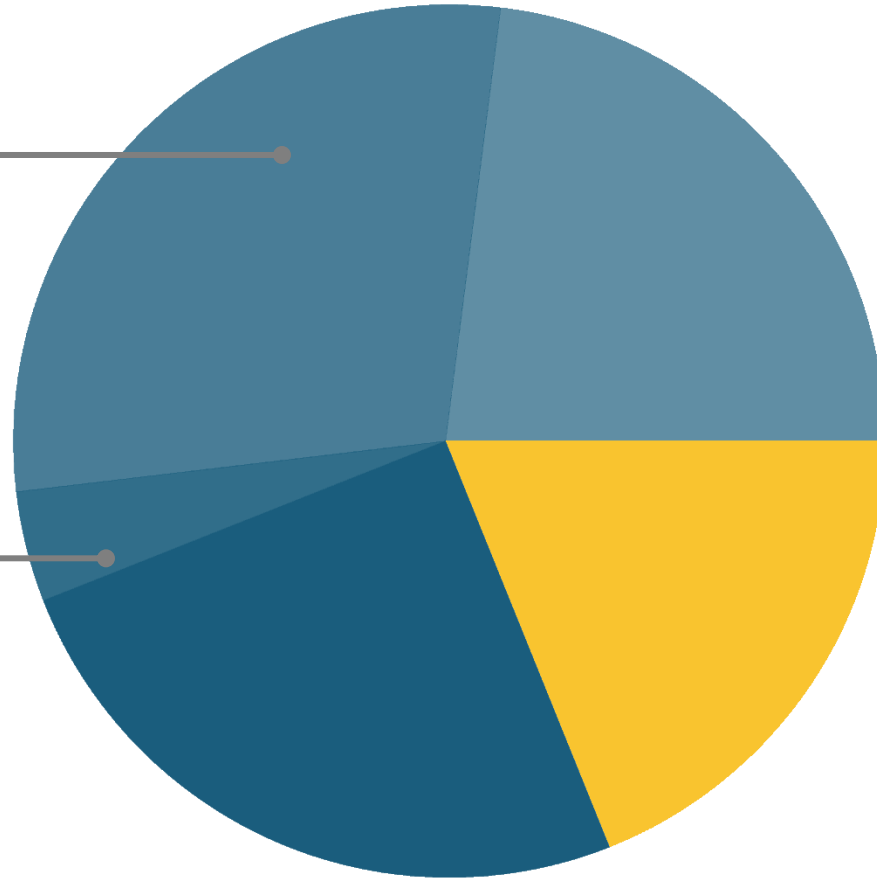
BUDGET ANALYSIS

29%

BUILDING ENVELOPE UPGRADES

4%

PLUMBING UPGRADES



BUDGET ANALYSIS

29%

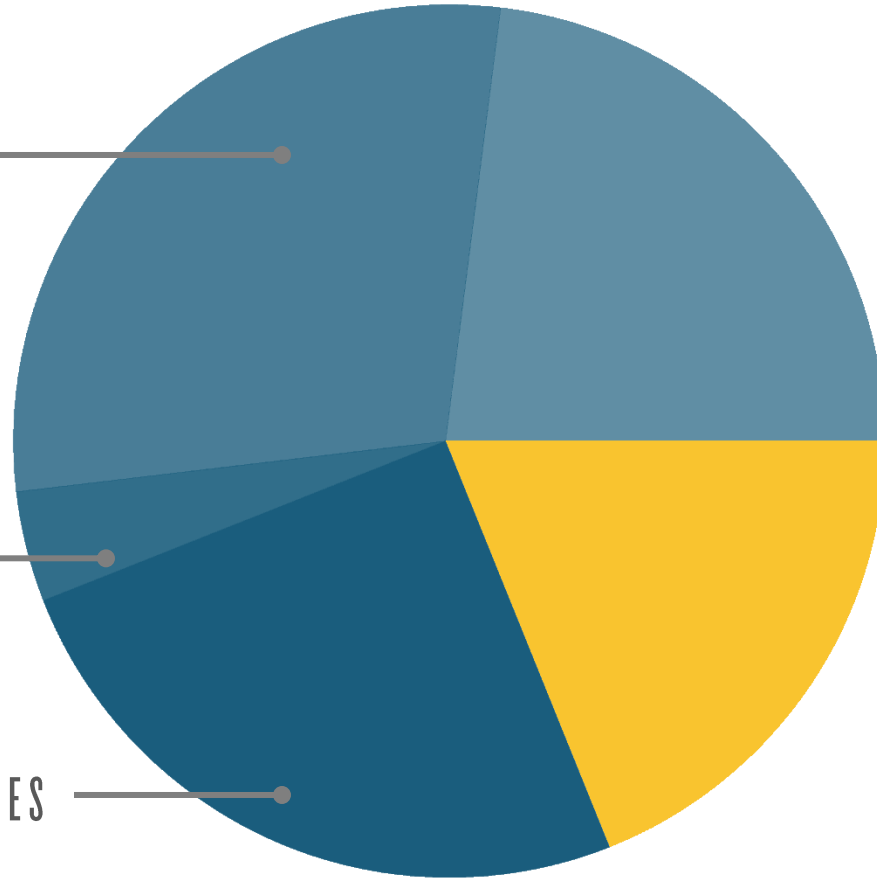
BUILDING ENVELOPE UPGRADES

4%

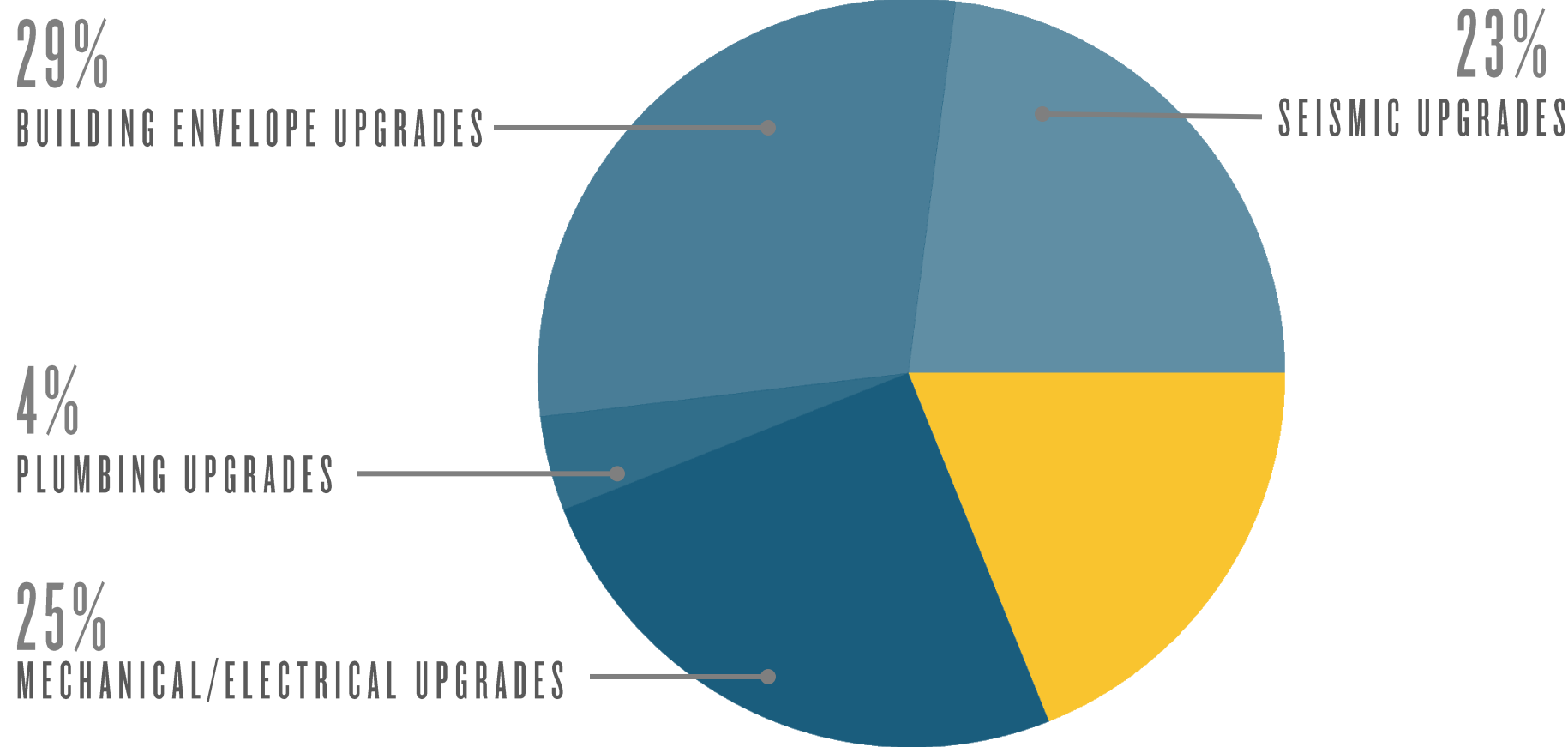
PLUMBING UPGRADES

25%

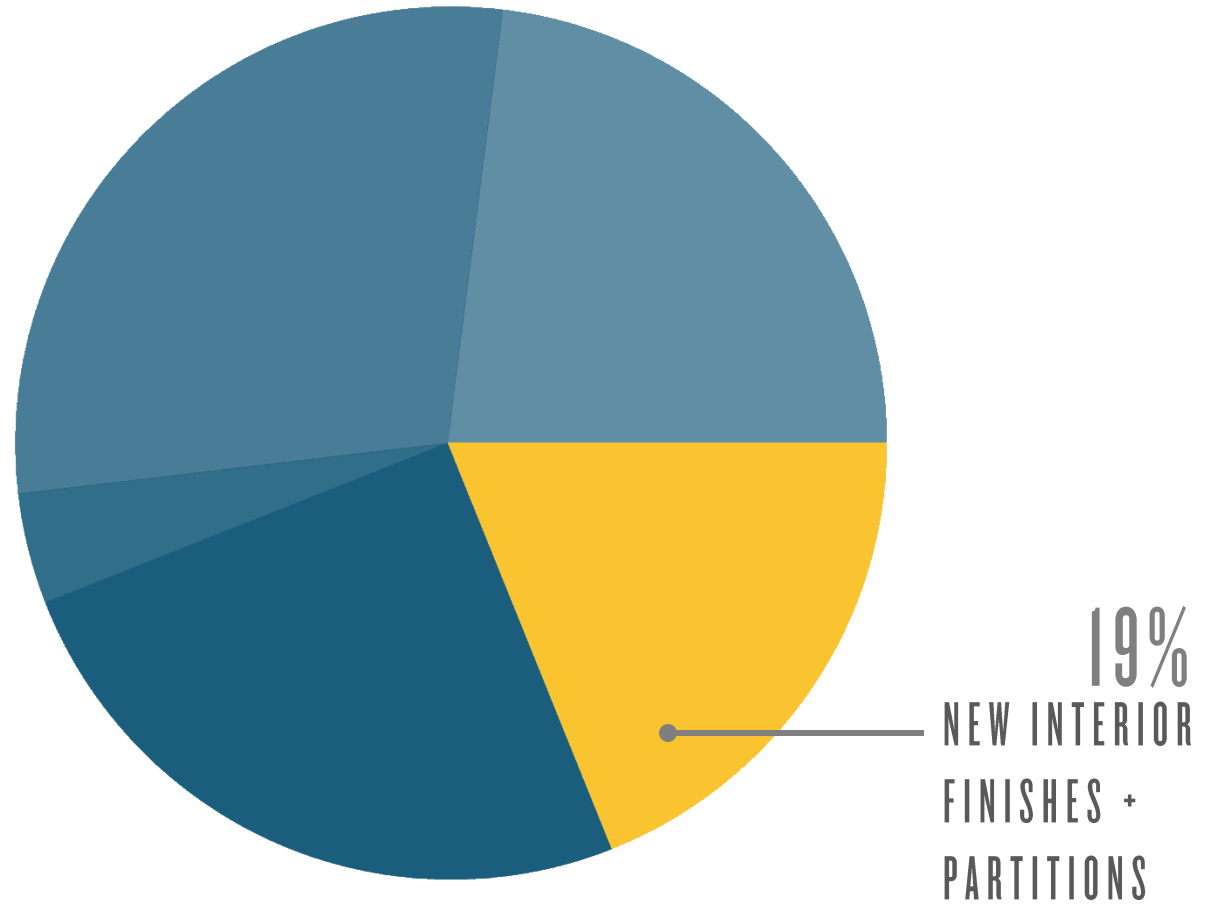
MECHANICAL/ELECTRICAL UPGRADES



BUDGET + BUILDING ANALYSIS



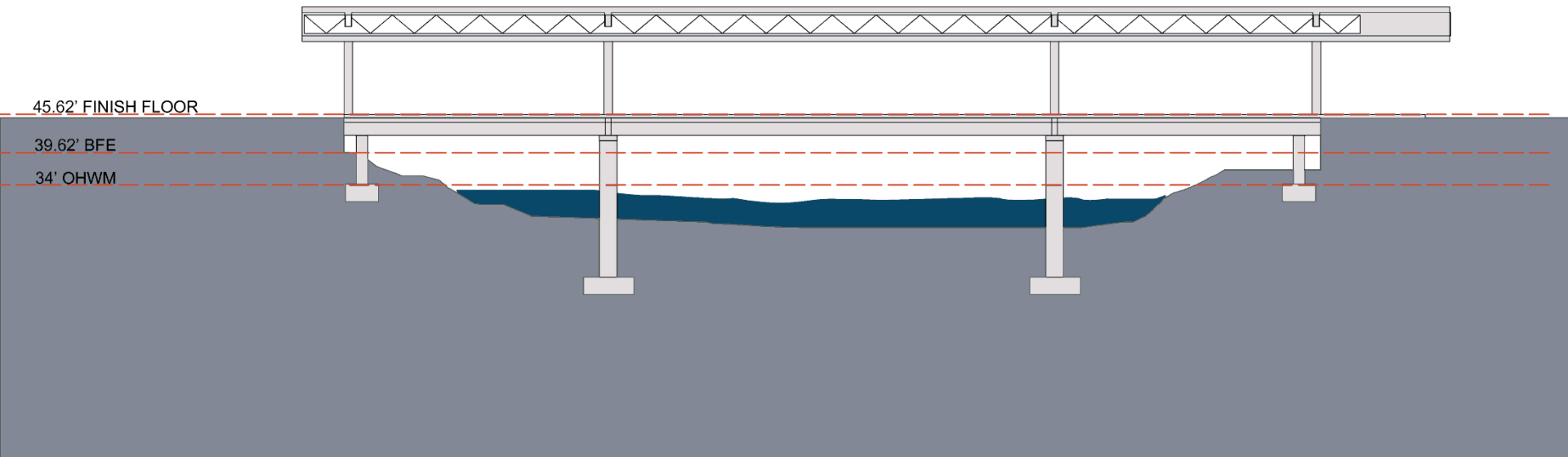
BUDGET ANALYSIS



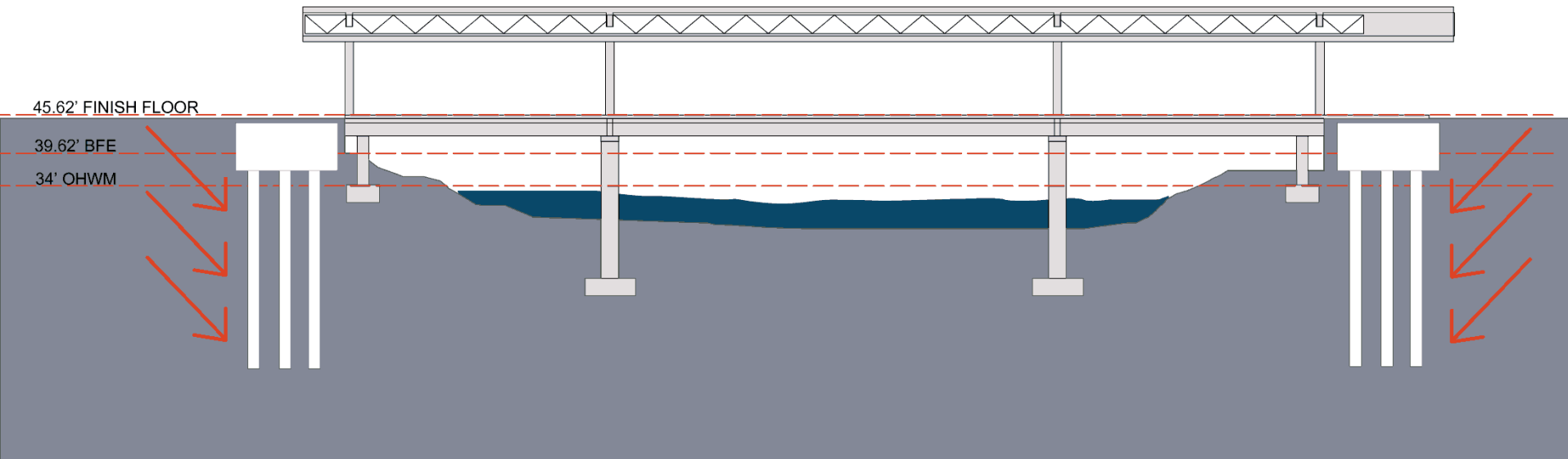
ENVIRONMENT AND PERMITTING PROCESS



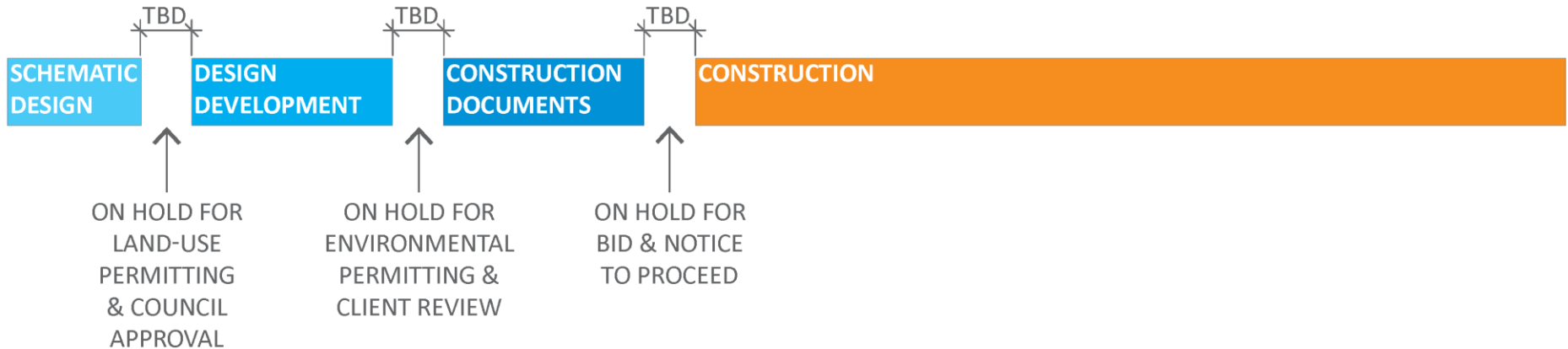
DESIGN EXPRESSION: (limits of work)



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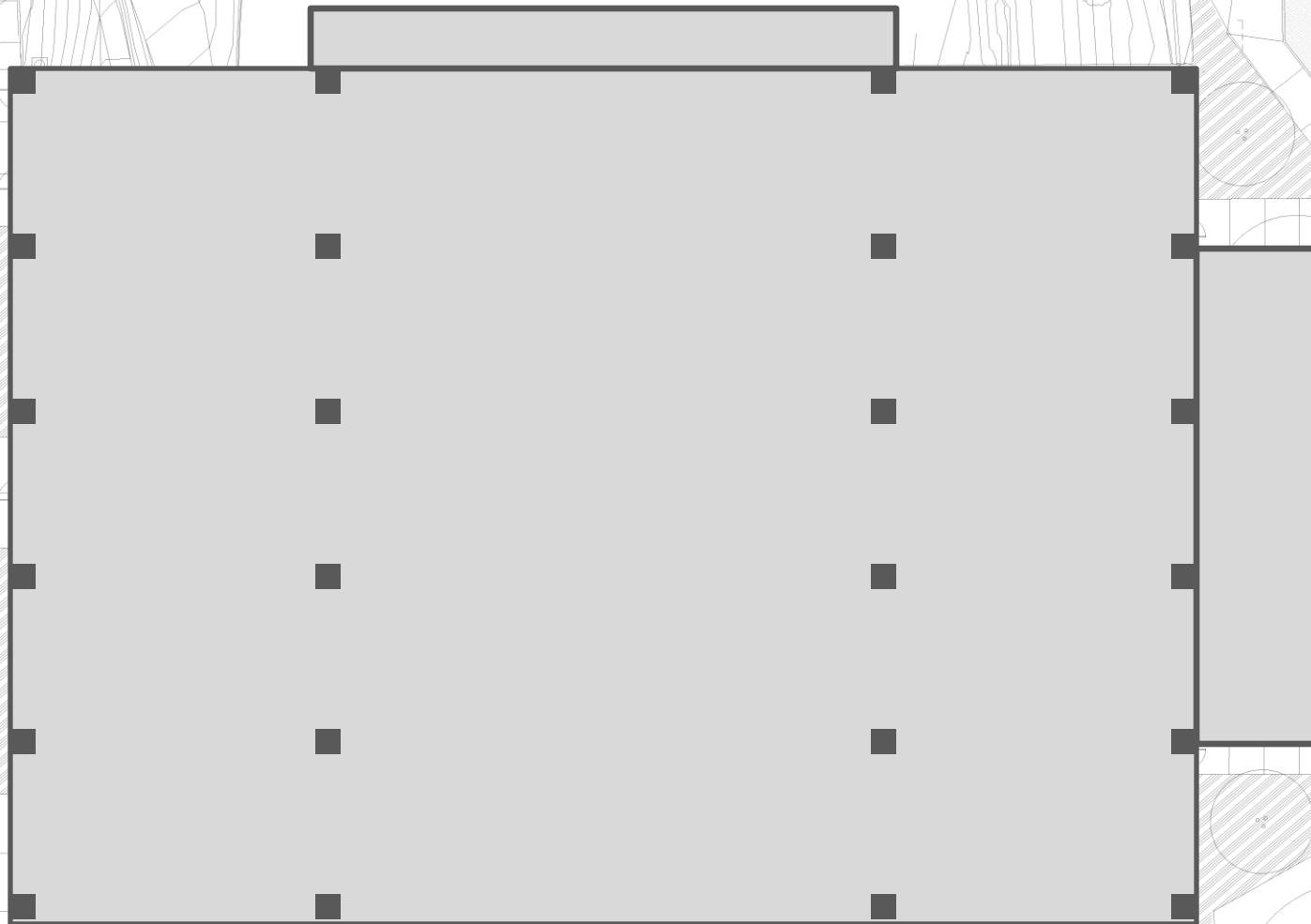


OVERALL PROJECT SCHEDULE



DESIGN EXPRESSION

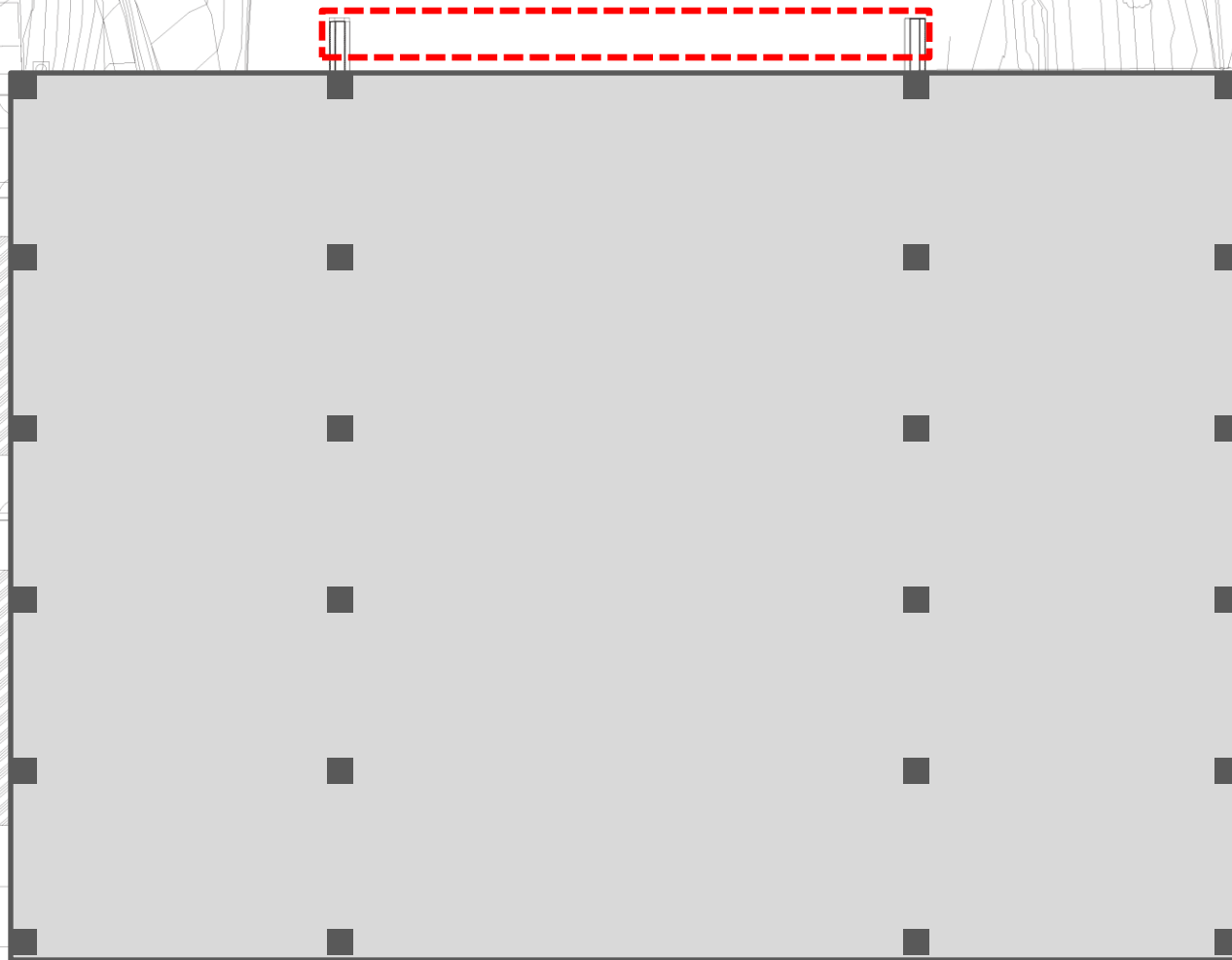
DESIGN EXPRESSION



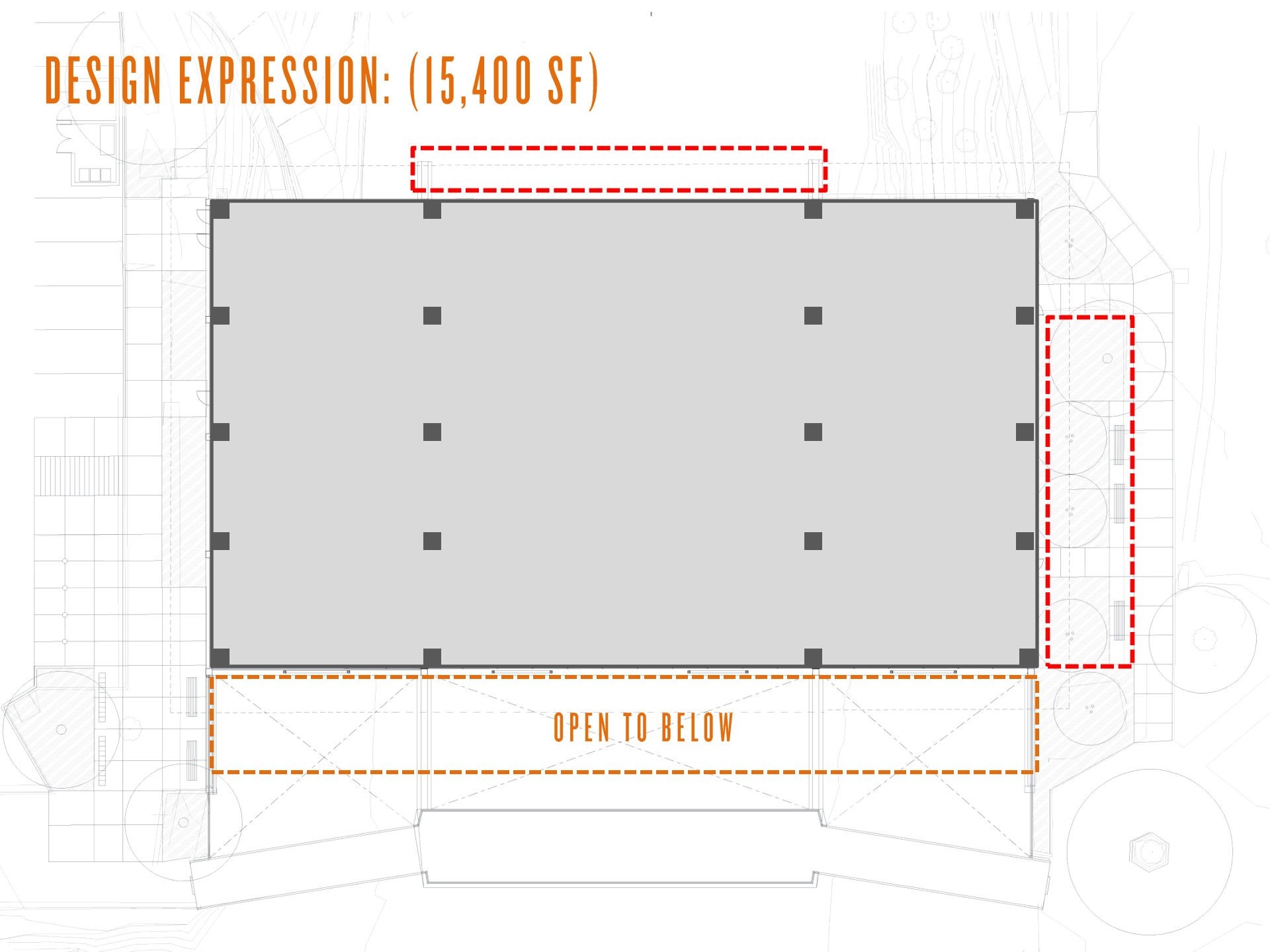
CITY COUNCIL MEETING

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DESIGN EXPRESSION

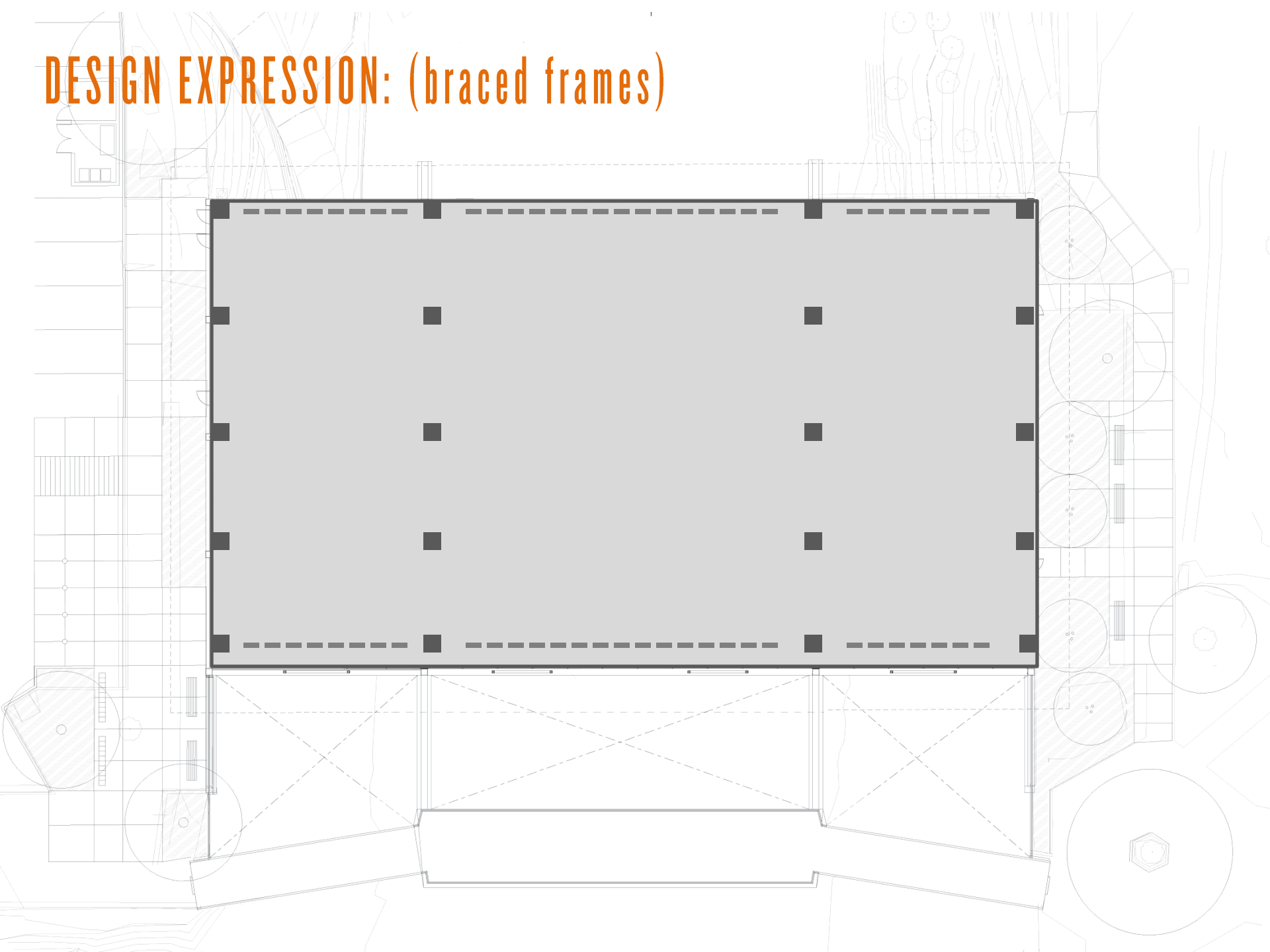


DESIGN EXPRESSION: (15,400 SF)

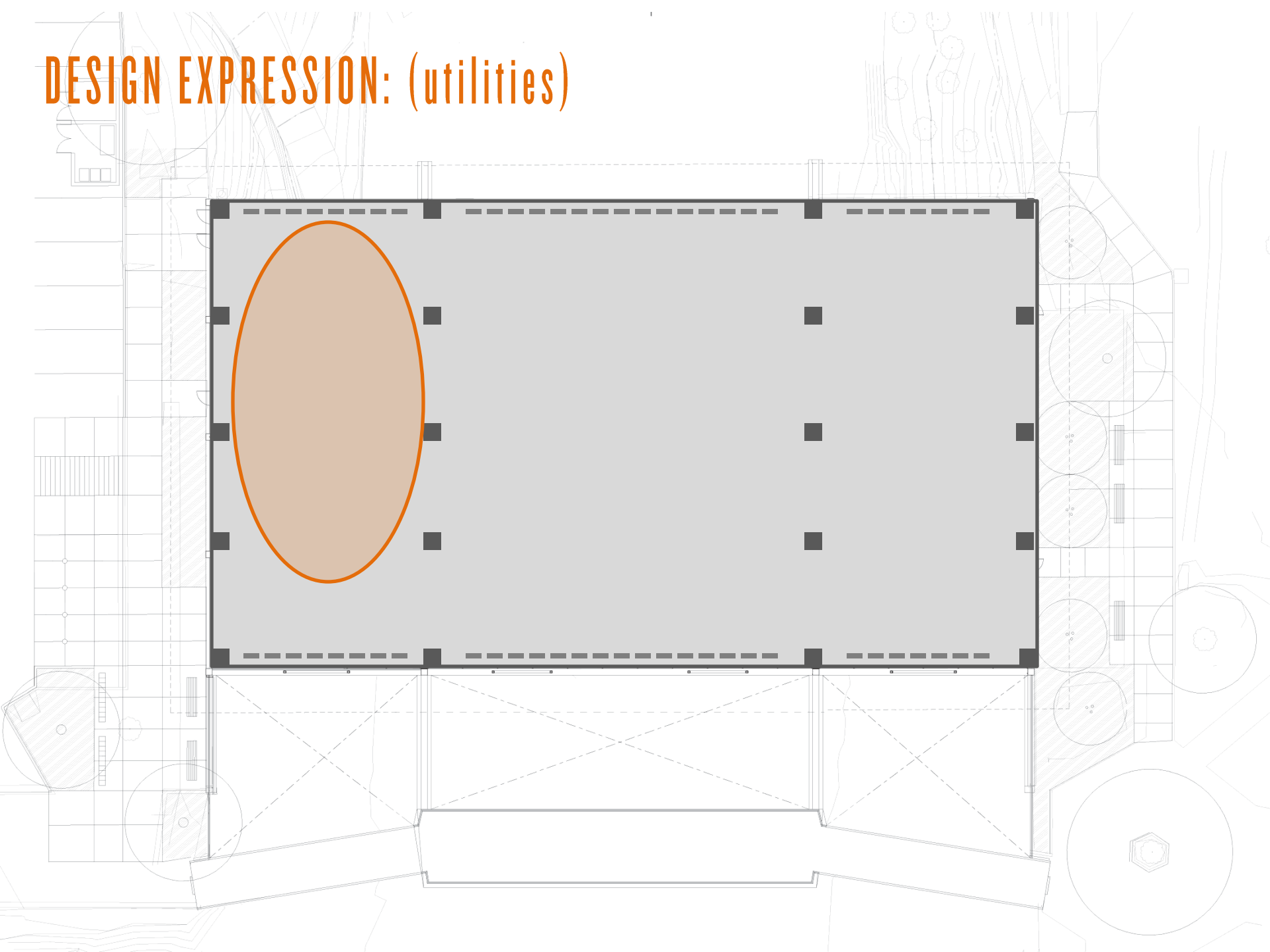


OPEN TO BELOW

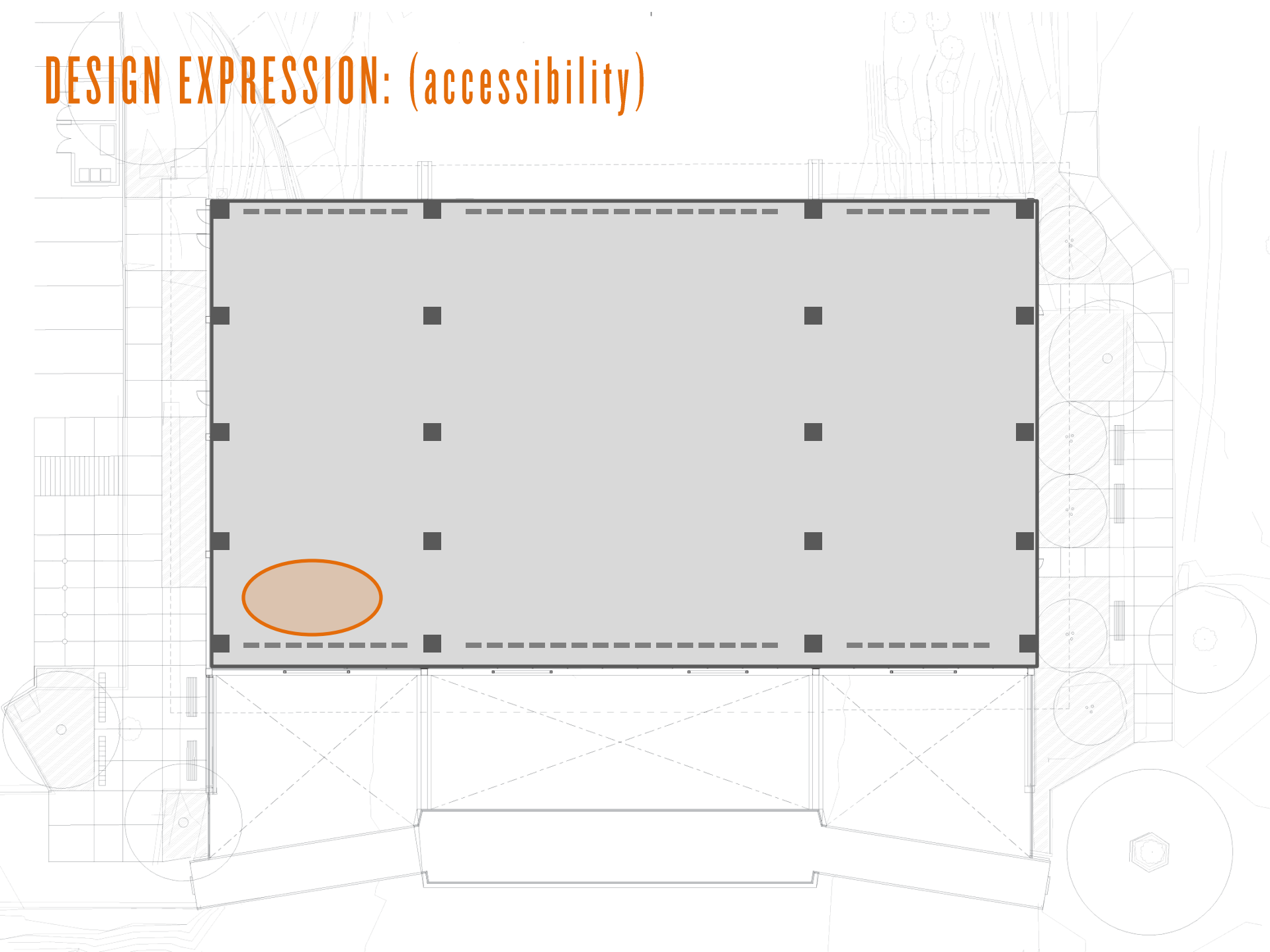
DESIGN EXPRESSION: (braced frames)



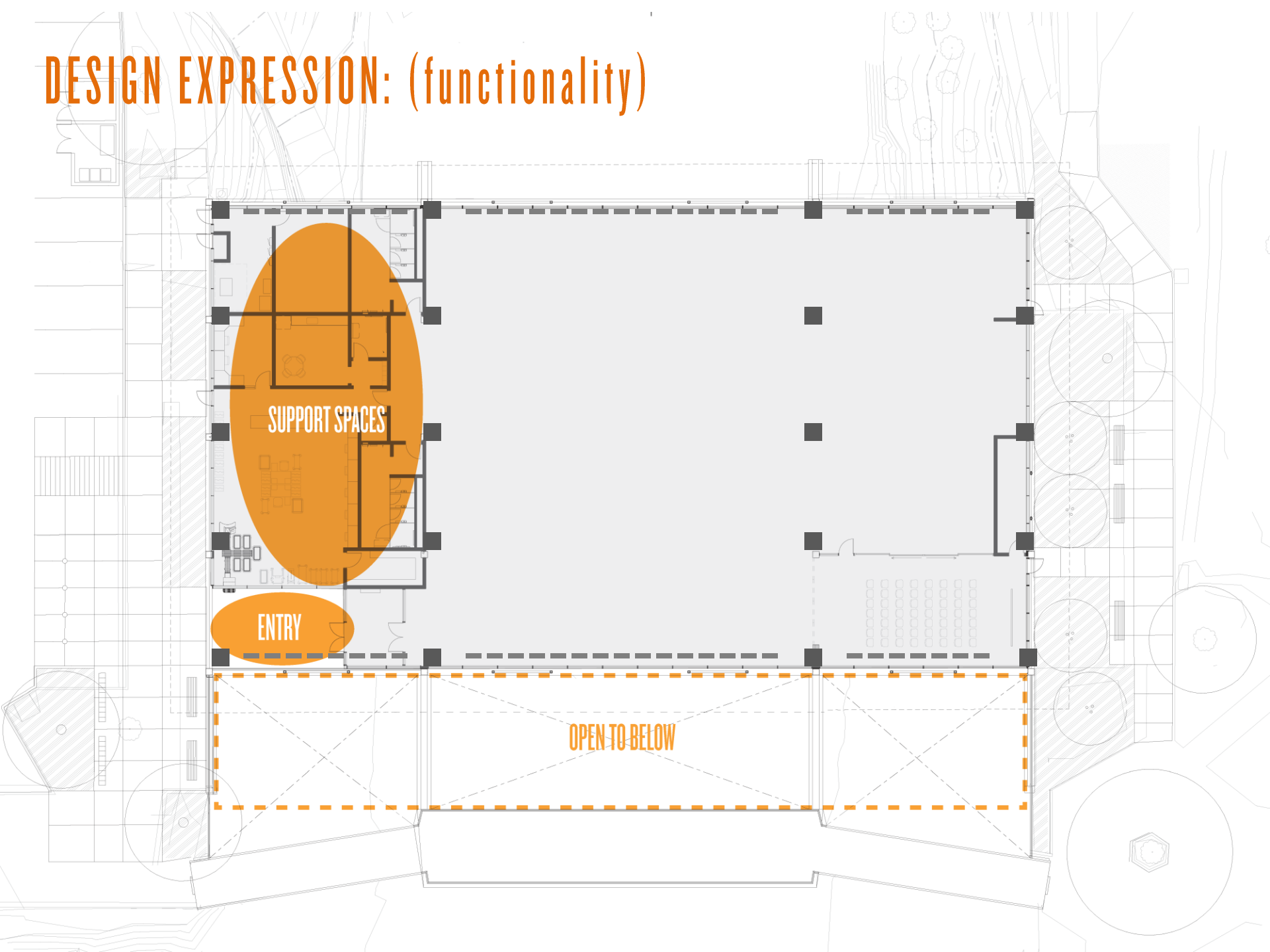
DESIGN EXPRESSION: (utilities)



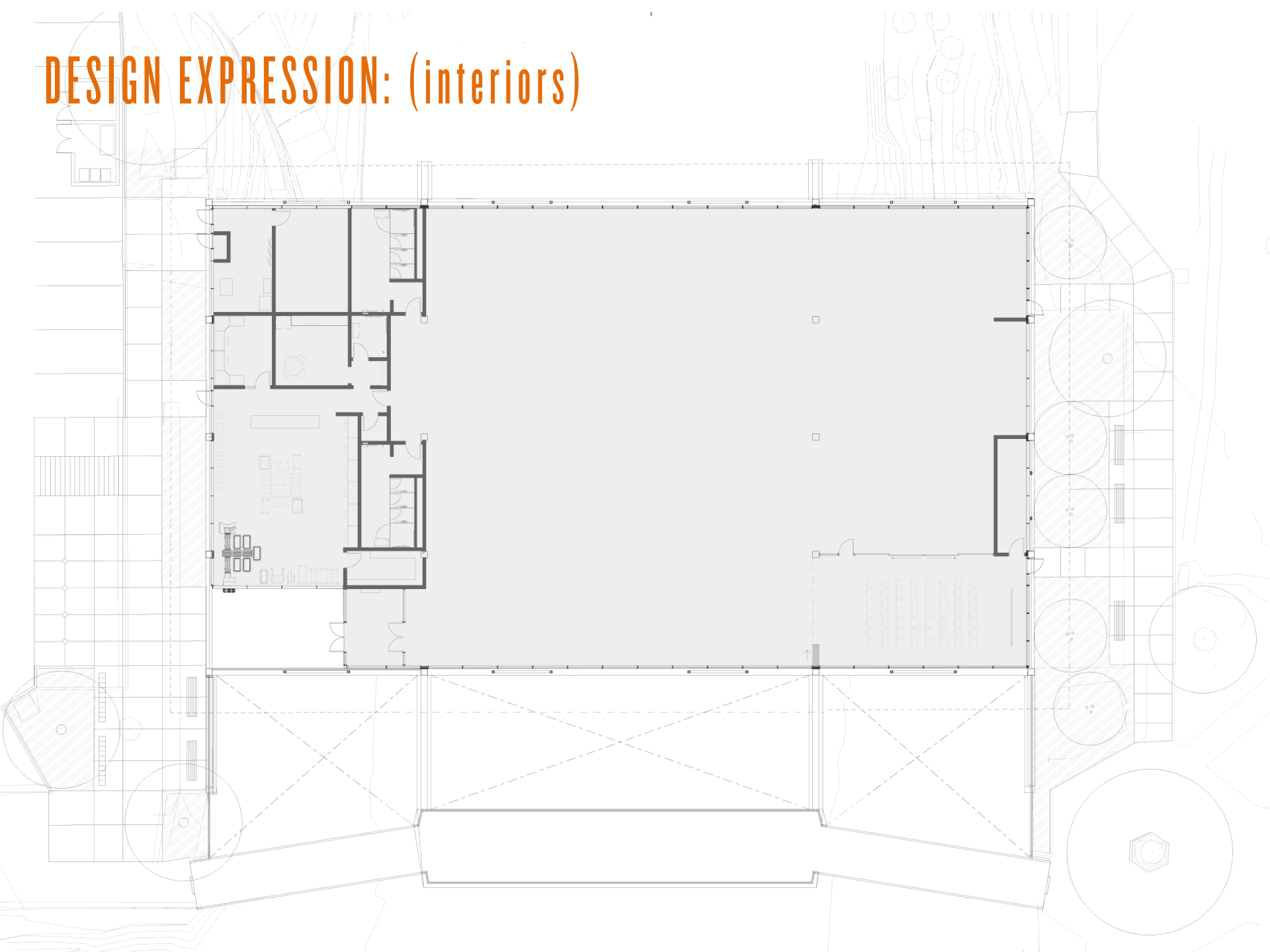
DESIGN EXPRESSION: (accessibility)



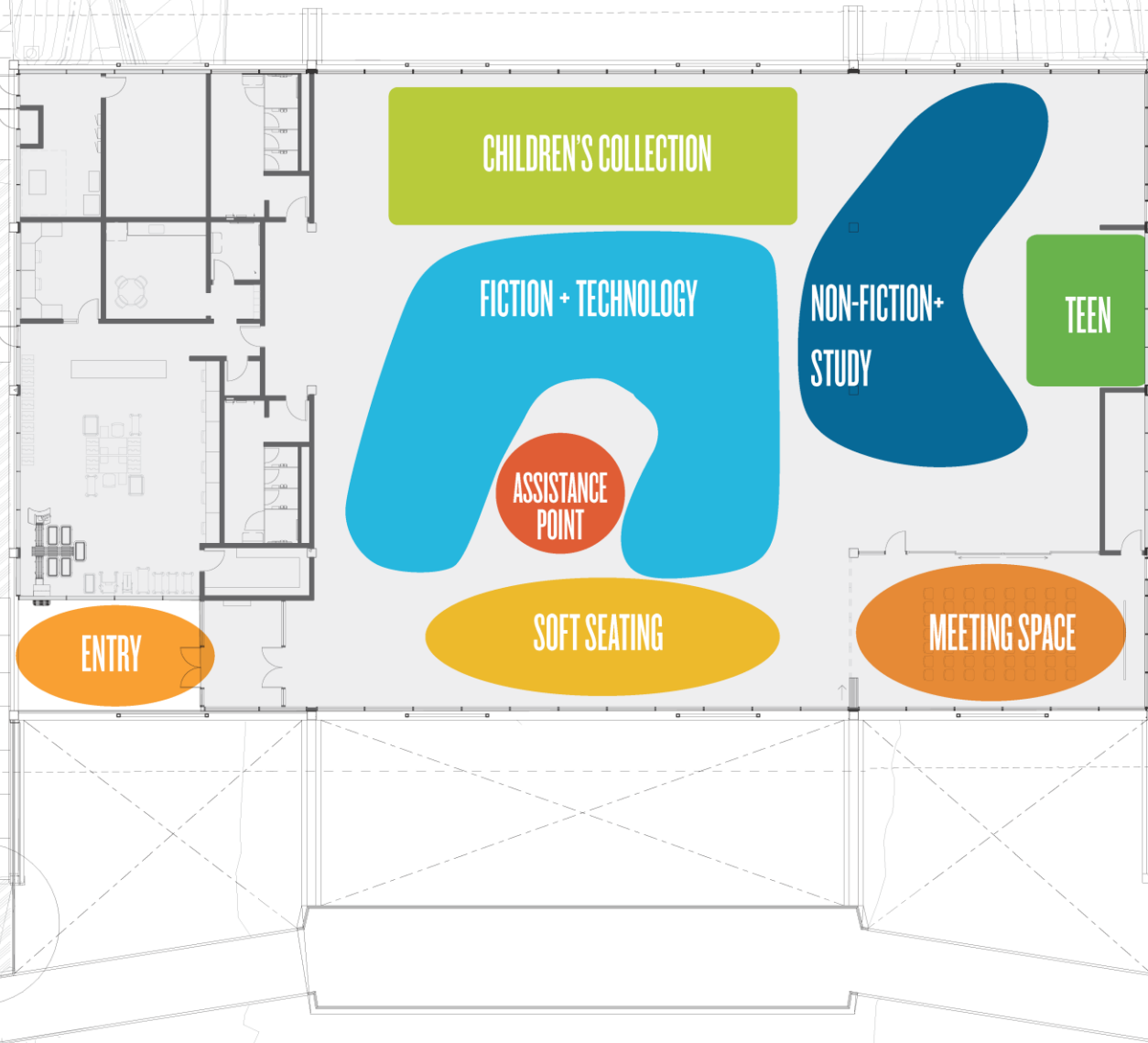
DESIGN EXPRESSION: (functionality)



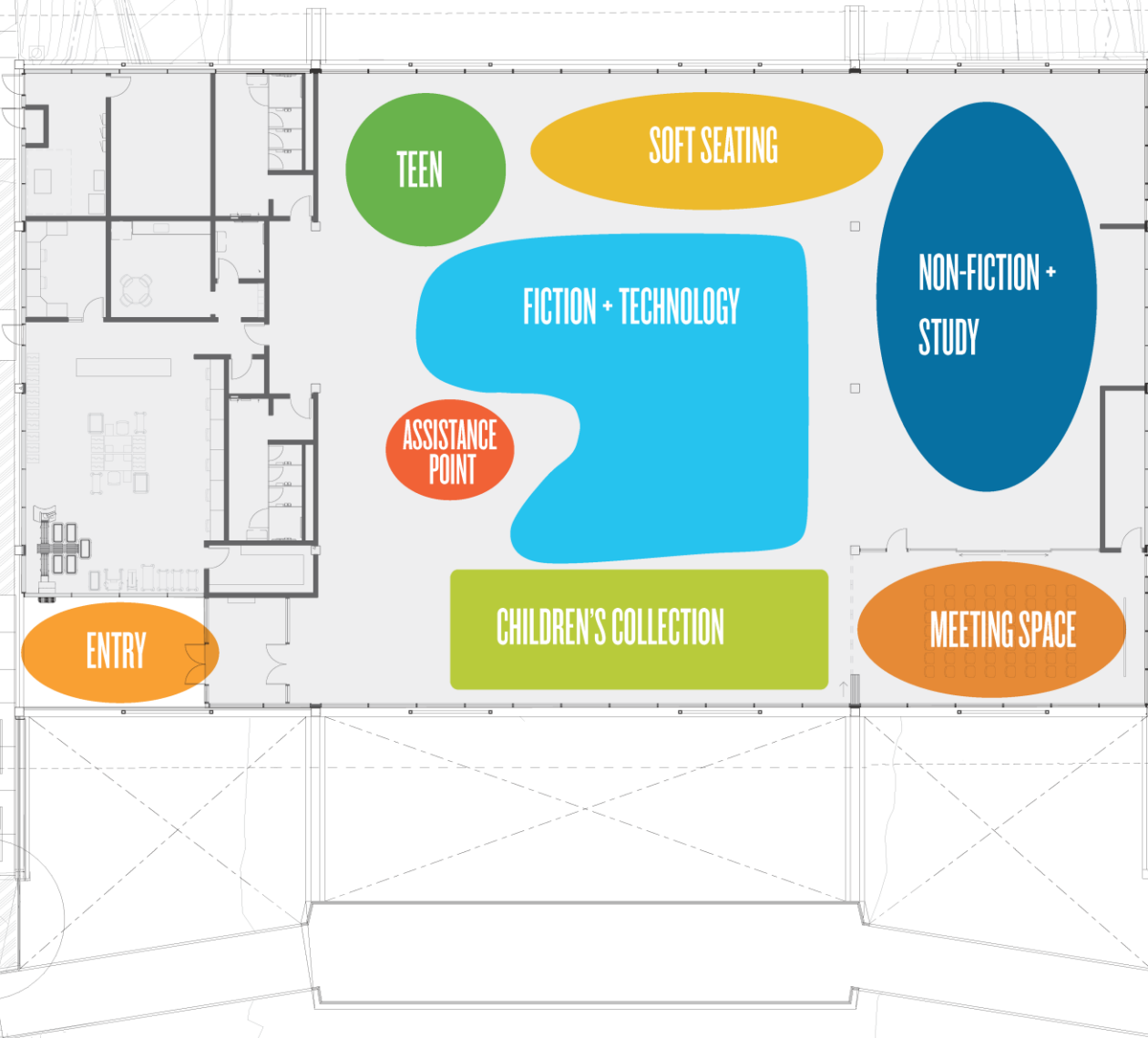
DESIGN EXPRESSION: (interiors)



DESIGN EXPRESSION: (option A)

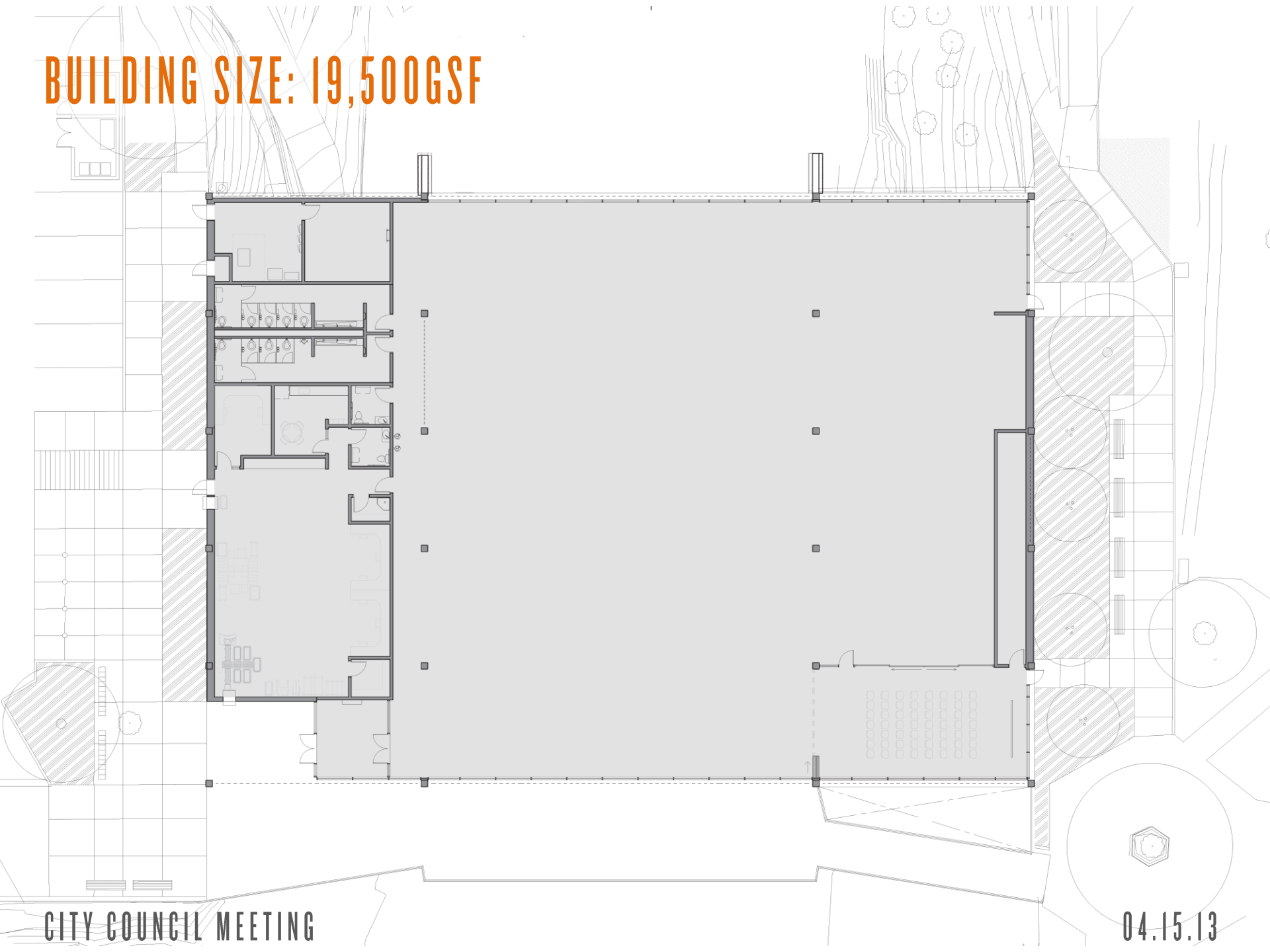


DESIGN EXPRESSION: (option B)



RESPONSE TO COMMUNITY FEEDBACK

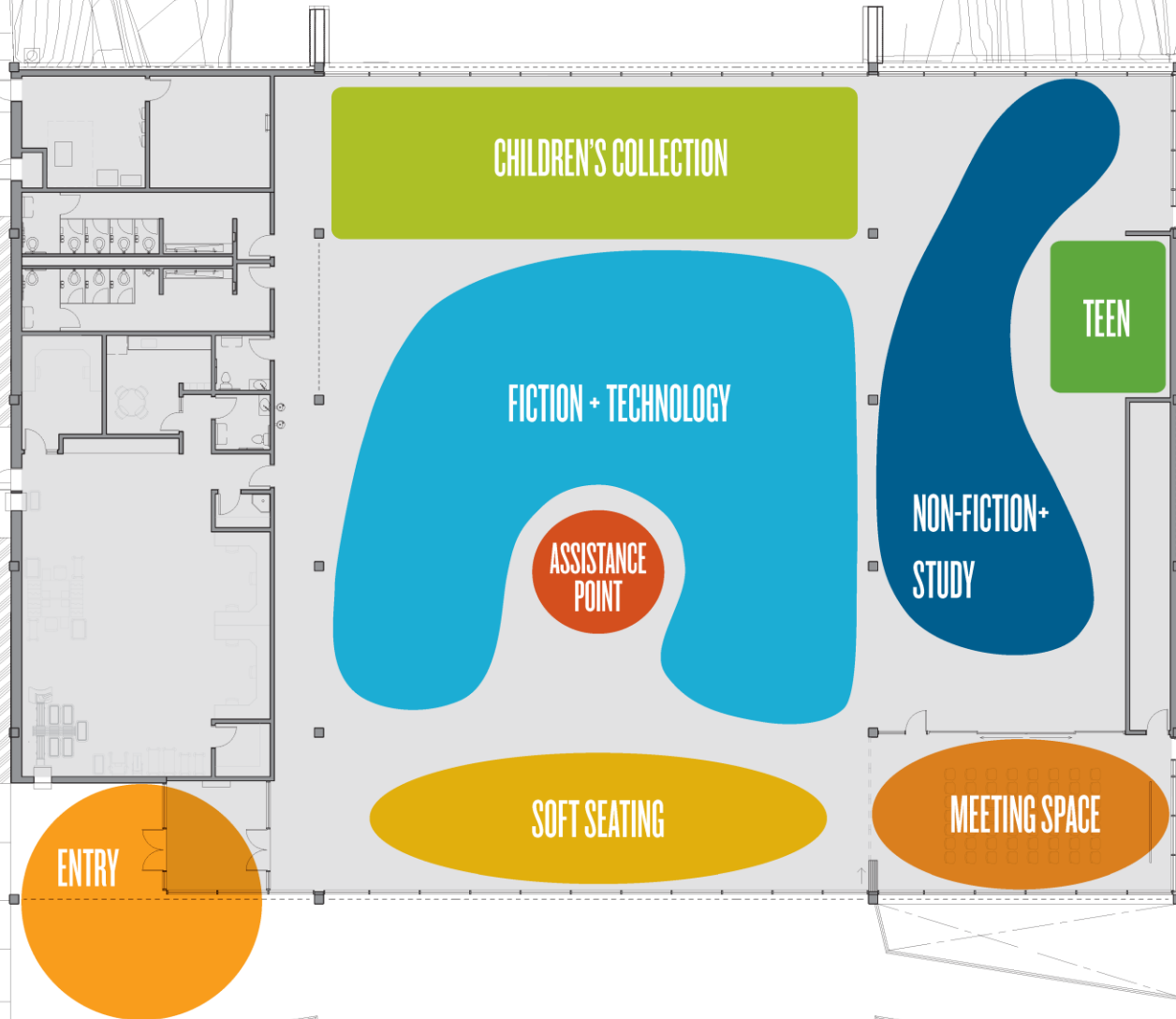
BUILDING SIZE: 19,500GSF



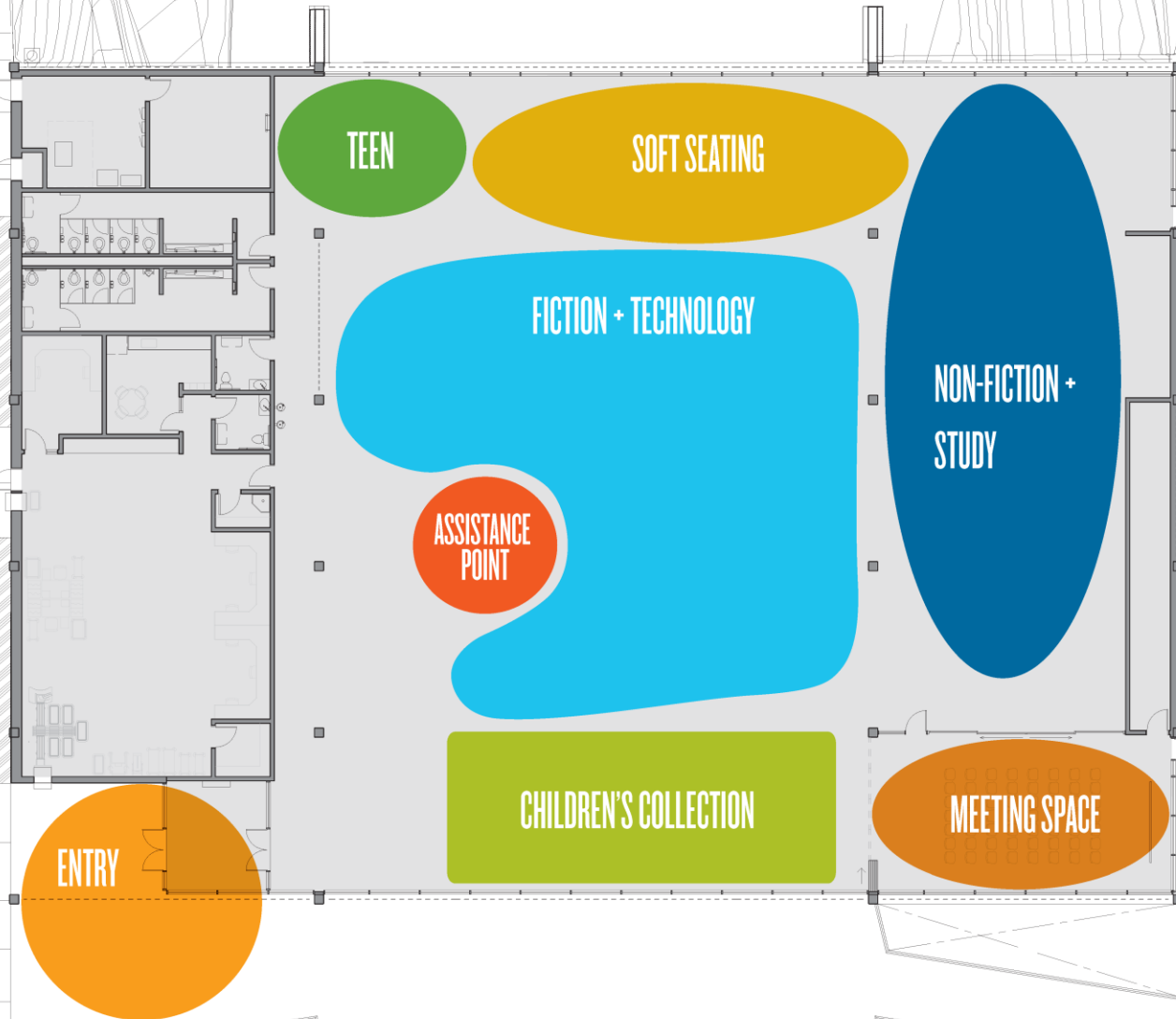
CITY COUNCIL MEETING

04.15.13

BUILDING SIZE: 19,500GSF



BUILDING SIZE: 19,500GSF



ENTRY LOCATION

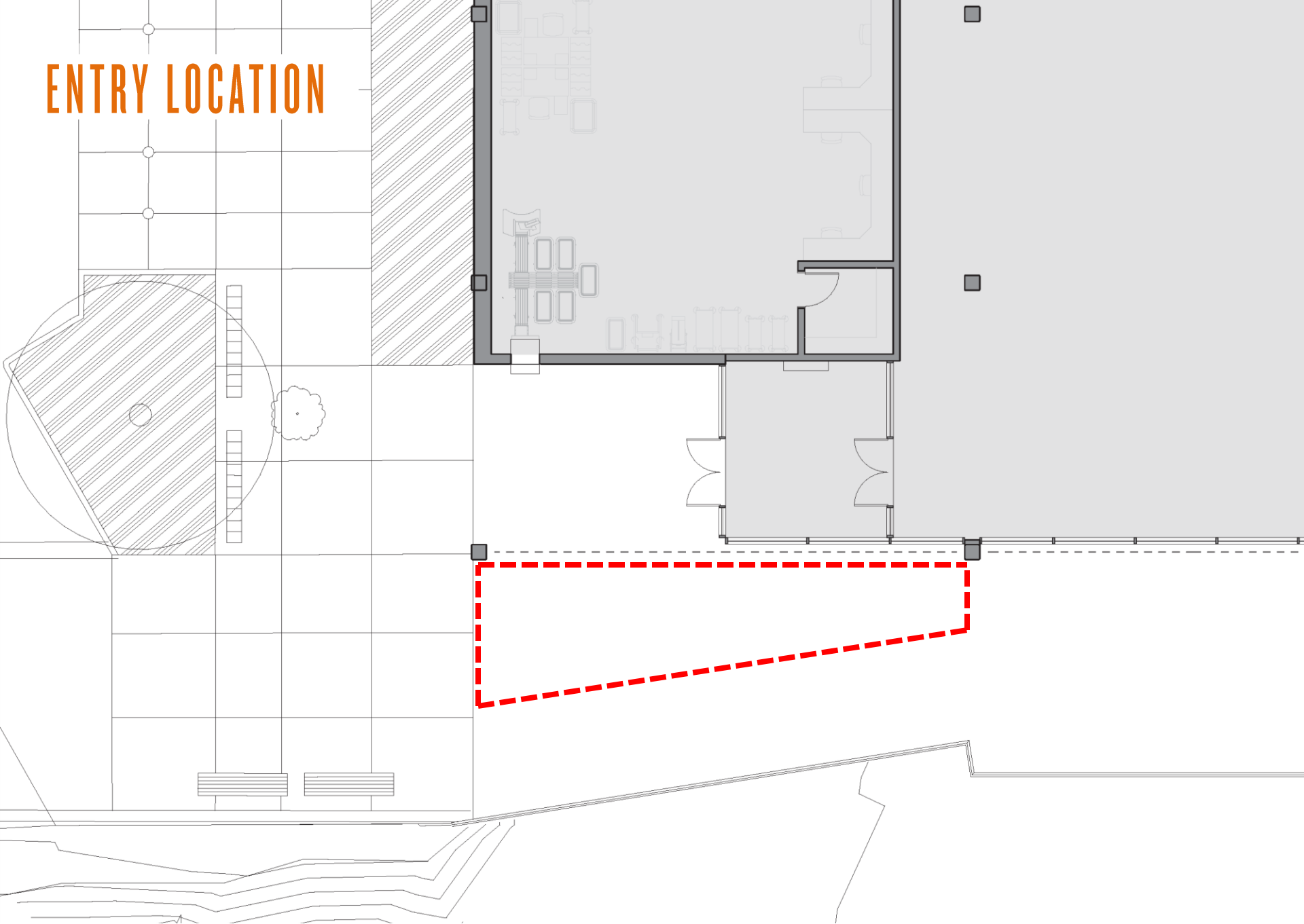


CITY COUNCIL MEETING

04.15.13

ENTRY LOCATION

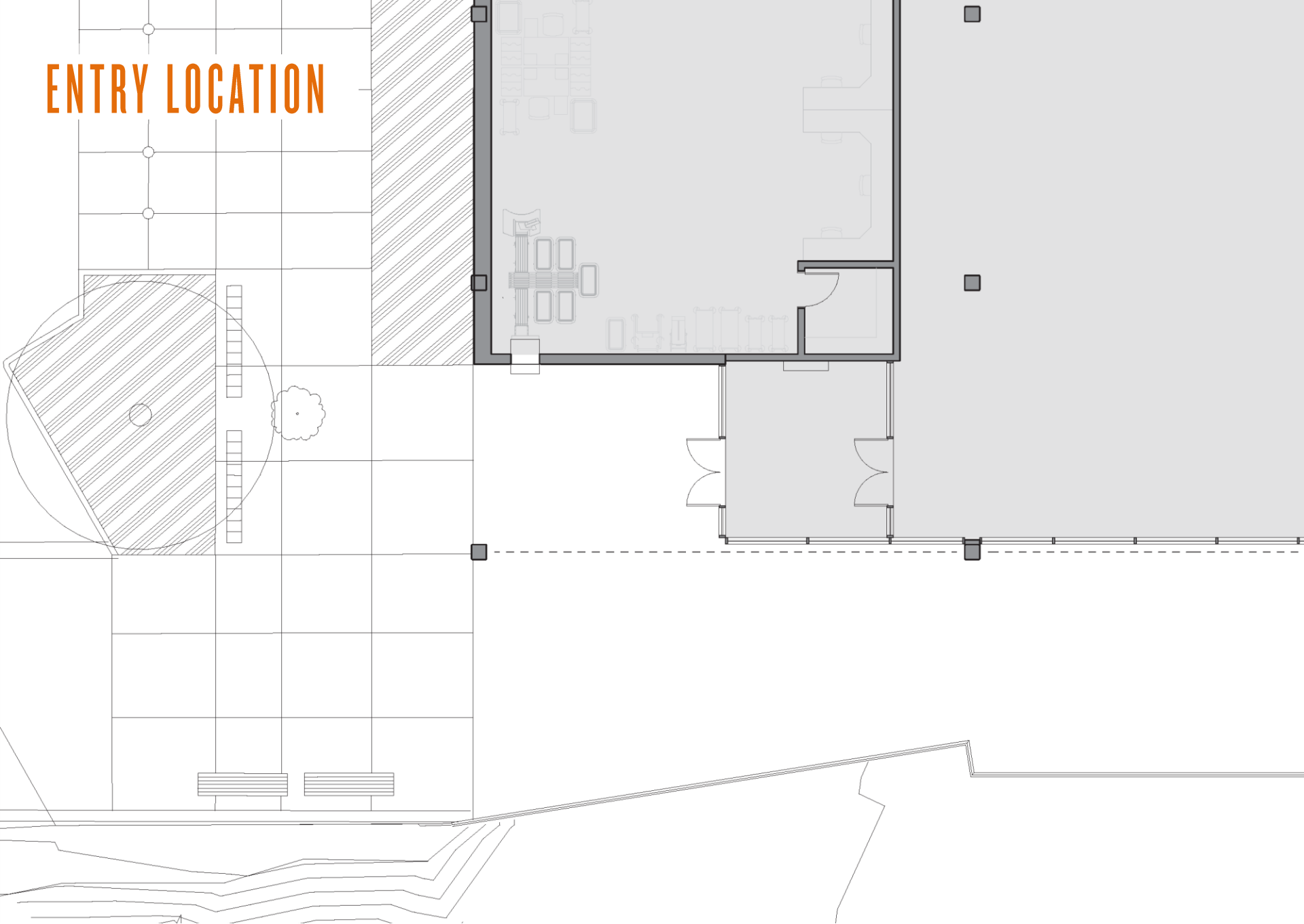
ENTRY LOCATION



CITY COUNCIL MEETING

04.15.13

ENTRY LOCATION



CITY COUNCIL MEETING

04.15.13

DESIGN EXPRESSION



DESIGN EXPRESSION



BUDGET IMPACTS

15,400 GSF library for \$8,900,000
(\$5.2 mil construction cost)

- OR -

19,500 GSF library for \$10,369,482
(\$6.2 mil construction cost)

VARIANCE = \$1,469,482

QUESTIONS TO COUNCIL

- Project Budget & Building Size
- Approval of Schematic Design



